

CoC Builds NOFO

- **Due date: 11/21/24**
- **Leverage funding to build/rehab/acquire permanent supportive housing**
 - Must include new construction, acquisition, or rehabilitation budget line items; and
 - No more than 20% of awards can be spent on non-capital budget lines, which may be eligible for renewal (eligible activities: project-based rental assistance, supportive services, operating, project administrative costs)
- **Maximum funding that can be requested is based on the CoC's final pro rata need (FPRN)**
 - \$40 million and up, max for a project is \$10 million (if tribes included \$12 million)
 - Over \$10 million but less than \$40 million – up to \$7.5 million (\$9.5 million if tribes included)
 - Less than \$10 million - \$5 million (\$7 million if tribes included)
 - If the only CoC in a state: \$10 million (\$12 million if tribes included)
- **Total funding is \$175 million, HUD expects to make 25 awards**
 - Minimum award amount: \$1 million
 - Maximum award amount: \$10 million
- **Reserved funding**
 - Not less than \$65 million is available to states with total populations below 2.5 million.
 - Up to 3 awards are reserved for the highest scoring project applications located on Tribal reservations or Trust lands.
- **Expected project start date: 10/1/25; expected end date: 10/1/30**
 - Grant terms may be 2, 3, 4, or five years
- **Only CoCs registered for the 2024 competition may apply**
- **CoCs may temporarily add Tribal Reservations and Trust lands** provided they receive the Tribe's express consent and send a request to add the Tribal land to HUD prior to September 15, 2024. The Tribal land must either be contiguous to the CoC or overlap the CoC.
- **CoCs may only submit one project application** except a second application may be submitted for projects located on Tribal reservations or trust lands.
- **Required application narratives**
 - **Advancing Racial Equity** narrative which must address:
 - You analyzed the racial composition of the persons or households who are expected to benefit, directly or indirectly, from your proposed award activities;
 - You identified any potential barriers to persons or communities of color equitably benefiting from your proposed award activities;
 - You detailed the steps you will take to prevent, reduce, or eliminate these barriers; and
 - You have measures in place to track your progress and evaluate the effectiveness of your efforts to advance racial equity in your award activities.
 - **Affirmative Marketing and Outreach.** Required narrative must address:
 - You must submit a narrative describing the affirmative marketing/outreach activities that will be conducted if you are selected for a HUD award



- Any outreach or marketing conducted under a HUD award must be conducted broadly throughout the local area and nearby areas and targeted to reach any eligible persons in demographic groups that would be unlikely or least likely to be aware of the benefits of a HUD award absent such efforts, or entities that serve such groups
 - **Experience promoting racial equity** Narrative must address
 - your application must demonstrate that the applicant has the experience and/or the resources to effectively address the needs of underserved communities, particularly Black and Brown communities
 - This may include experience successfully working directly with such groups, experience designing or operating programs that equitably benefit such groups, or experience successfully advancing racial equity in other ways.
 - This may also include experience soliciting, obtaining, and applying input from such groups when designing, planning, or implementing programs and activities
 - **Affirmatively furthering fair housing**
 - the application must discuss how the applicant will carry out the proposed activities in a manner that affirmatively furthers fair housing in compliance with the Fair Housing Act and its implementing regulations and how applicants will meet the requirements of the definition of affirmatively furthering fair housing at 24 CFR 5.151
 - Applicants must address this requirement by submitting a written narrative which describes how their proposed NOFO activities are aligned with the requirement to affirmatively further fair housing (AFFH)
 - (1) address significant disparities based on protected class in unmet housing needs
 - (2) address disparities based on protected class in access to opportunity
 - (3) address segregation and promoting integration
 - (4) transform racially or ethnically concentrated areas of poverty into well-resourced areas of opportunity without displacing existing residents, and/or
 - (5) foster and maintain compliance with civil rights and fair housing laws]
- **Applications through Grants.gov.** HUD 2991 – Consistency with Consolidated Plan is required.
- **Narratives cannot exceed a total of 25 double spaced pages.**
- **Projects must be able to demonstrate site control** prior to the execution of the grant agreement and the agreement must be signed no later than 9/1/25.
- **Rating Factors/Points**
 - **Development experience and leveraging**
 - Up to 24 points, experience with at least 4 development projects (8 points); experience leveraging resources – 3 examples (8 points); availability of LIHTC, HOME, CDBG, Section 108, Section 202, Section 811 (8 points); availability of

project based rental assistance, LIHTC commitments and dollar values of commitments (8 points)

- **Managing homeless projects**
 - Up to 12 points: experience managing at least 4 properties (8 points); type and frequency of supportive services that will be available (3 points); providing transportation to participants (1 point)
- **Implementation Schedule**
 - Up to 12 points. Provide schedule for site control, environmental review, execution of grant agreement, start/end dates, anticipated date for C of O, date property is available to house participants (4 points); likelihood that deadlines will be met (4 points); likelihood that project will be ready for occupancy within 36 months of award (4 points)
- **Property maintenance**
 - Up to 5 points. How property will be maintained and whether a reserve fund will be established; demonstrate how property will handle replacement costs and whether there will be funds from other sources for this.
- **Unmet Housing Need**
 - Up to 7 points. Describe target population, using PIT and HIC estimate need for PSH, maximum points awarded if applicants can demonstrate that there are fewer than 50 PSH beds in a given year for each 100 people that is proposed to be served.
- **Management of rental housing**
 - Up to 10 points. Describe rental housing projects managed. Include grants awarded for affordable housing over the past 3 years. Specify number of assisted and unassisted units in each project. Maximum points for describing 4 times the number of properties and units proposed in the project.
- **Coordinated Entry**
 - Up to 3 points. Demonstrate how project will use CE or alternative CE process for DV survivors.
- **Coordination with health care, housing providers, and social services providers**
 - Up to 10 points. Leveraging housing resources that equal 50% of funds requested; non-CoC resources provide subsidies for at least 25% of the units proposed in application; commitment letters provided for these commitments (5 points); access to supportive services, health care, behavioral health, SUD treatment that is equal to at least \$7,500/unit included in application (5 points).
- **Experience promoting racial equity**
 - Up to 8 points. Experience soliciting and applying input from underserved groups in planning/implementing housing projects; experience building community partnerships with grassroots and resident led organizations, experience designing or operating programs that have improved racial equity.



- **Community integration for persons with disabilities**
 - Up to 7 points. Demonstrate how permanent supportive housing will enable program participants to make meaningful choices about housing, health care, and long-term services and supports that will allow them to fully participate in the community. The response should include how the PSH units will ensure non-segregation of individuals and families experiencing homelessness where at least one household member has a disability. Additionally, the response should state whether the PSH units will be part of mixed-use development, meaning individuals and families that will reside in the units are not all disabled
- **Section 3 requirement**
 - Up to 2 points. Describe the actions that will be taken by project applicants to comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3) and HUD’s implementing rules at 24 CFR part 75 to provide employment and training opportunities for low- and very low-income persons, as well as contracting and other economic opportunities for business that provide economic opportunities to low- and very low-income persons
- **Total maximum points: 100 – Project applications must score a minimum of 60 points to be funded**
- **Environmental Justice 2 policy initiative preference points**
 - Include one or more of the following:
 - Reducing or mitigating exposure to environmental and health hazards (e.g. industrial facilities, EPA superfund sites, brownfields and legacy pollution, heat islands).
 - Improving protection from and resilience to environmental harms (e.g. fire-resistant materials, floodproofing).
 - Expanding environmental benefits (e.g. clean air and water, public transportation, bike and walking paths, clean energy, green technology, biodiversity).
 - Overcoming prior disinvestment in environmental infrastructure (e.g. drainage systems, green spaces, pollution controls).
 - your application must also clearly describe how your activities will be informed by input from affected communities
- **HUD Selection Process**
 - **Select the three highest scoring PSH projects** that received 60 points or more where units will be located on **Tribal reservations or trust lands**.
 - **Select the highest scoring eligible projects in states that have a population of 2,500,000** or less until a cumulative total of \$65,000,000 has been selected.
 - **Select the highest scoring projects remaining**, regardless of the population of the state in which the project is located
- **Letters**
 - The CoC must include a letter signed by the CoC Board President stating the CoC supports the submission of the selected application.



- For projects on a Tribal reservation or trust land, where the applicant is not the Tribe or TDHE, must include a Tribal resolution or authorizing letter from an official or principal of the Indian Tribe or TDHE
- **Questions**
 - Submit questions to CoCBuilds@hud.gov
 - [For difficulty accessing the application and instructions or technical problems, contact:](#) 800) 518-GRANTS or support@grants.gov.

Please reach out to the following persons with project ideas, applications, questions, and other comments:

Frank Knaack, HHAV Executive Director, fknaack@hhav.org

Molly Shimko, HHAV CoC Program Director, mshimko@hhav.org

Abby Miller, Consultant, Housing Innovations, abbymillerconsulting@gmail.com

